

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5a Heath Avenue, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$843,500 Property Type House Suburb Mount Evelyn

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Old Hereford Rd MOUNT EVELYN 3796	\$850,000	15/12/2023
2	10 Sharland CI MOUNT EVELYN 3796	\$820,000	05/10/2023
3	21 Buckmaster Dr MOUNT EVELYN 3796	\$800,000	12/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 1096 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending December 2023: \$843,500

Comparable Properties



23 Old Hereford Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 1376 sqm approx



10 Sharland Ct MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 956 sqm approx



21 Buckmaster Dr MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 1105 sqm approx

Account - Barry Plant | P: 03 9735 3300